

OT 67249

TRUSTEE'S NOTICE OF SALE

Vol 93 Page 22098



Reference is made to that certain trust deed made by LEANN MICHELLE MATSON

, as grantor, to

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

, as trustee, ***

in favor of KIMBERLY K. CANFIELD

, as beneficiary, ***

dated April 22, 1991, recorded April 23, 1991, in the mortgage records of

Klamath County, Oregon, in book/feet/volume No. M91 at page 7378

as fee/instrument/microfilm/reception No. 28458 (indicate which), covering the following described real property situated in said county and state, to-wit:

SEE EXHIBIT A, ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN AS IF FULLY SET FORTH.

***By Appointment of Successor Trustee dated January 27, 1993 and recorded in Vol. M93, page 2236, Neal G. Buchanan, attorney at law, was appointed Successor Trustee.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

monthly payment in the amount of \$200.00 due the 20th day of January, 1993, with a like payment due the 20th day of each and every month thereafter; and failure to pay real property taxes when due; and failure to maintain the first encumbrance on the real property (Trust Deed recorded Vol. M88, page 19185) in accordance with paragraph 5 of the Trust Deed.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

1) principal balance in the sum of \$14,337.35, together with interest on said sum at the rate of 8% per annum from March 3, 1993 until paid; and 2) real property taxes for the tax years and in the amounts as follows:

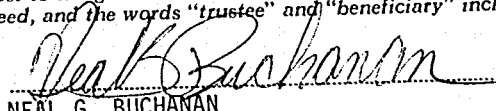
see EXHIBIT B

WHEREFORE, notice hereby is given that the undersigned trustee will on September 7, 1993, at the hour of 1:30 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 601 Main Street, Suite 215, First Interstate Bank Building

in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED April 30, 1993


NEAL G. BUCHANAN

Successor Trustee

State of Oregon, County of Klamath ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for said Trustee

SERVE:

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

LEGAL DESCRIPTION

22099

PARCEL 1:

Commencing at a point on the South line of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and which lies West a distance of 104.3 feet from the Southeast corner of said Lot 4, extending thence West along the South line of said Lot 4 a distance of 104.3 feet; thence North at right angles a distance of 208.6 feet; thence East and parallel to the said South line of said Lot 4, a distance of 104.3 feet; thence South a distance of 208.6 feet, more or less, to the point of beginning.

PARCEL 2:

The North half of the following described real property:

Commencing at a point on the South line of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point is a distance of 208.6 feet West from the Southeast corner of said Lot 4; thence West along the South line of said Lot 4 a distance of 208.6 feet; thence North at right angles a distance of 208.6 feet; thence East and parallel to the said South line of said Lot 4 a distance of 208.6 feet; thence South a distance of 208.6 feet, more or less, to the point of beginning.

The above described property being in Section 14, Township 41 South, Range 10 East of the Willamette Meridian.

PARCEL 3:

The following described real property in Klamath County, Oregon:

The South half of the following described property:

A portion of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the South line of said Lot 4, Section 14, which lies West 208.6 feet from the Southeast corner of said Lot; thence West along the South line of said Lot 208.6 feet; thence North at right angles 208.6 feet; thence East and parallel to said South line of said Lot 4, 208.6 feet; thence South 208.6 feet, more or less, to the point of beginning.

TOGETHER WITH a 1973 Champion Mobile Home, license # X87474, which is firmly affixed to the above described real property.

EXHIBIT A

EXHIBIT B
to
Trustee's Notice of Sale

R102132	1991-92	\$427.41 plus interest
	1992-93	366.48 plus interest
R102141	1991-92	21.91 plus interest
	1992-93	18.78 plus interest
M39078	1991-92	146.19 plus interest
	1992-93	125.35 plus interest
Warrant Fee		15.00

3) all costs and expenses actually incurred in enforcing the obligation of the Trust Deed, together with trustee's and attorney's fees pursuant to paragraph 13 of the Trust Deed, together with such additional sums as are necessary to be paid to maintain the first Trust Deed in force, as provided by paragraph 5 of the Trust Deed.

22101

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:

I, Neal G. Buchanan

, being first duly sworn, depose, and say and certify that: At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME

ADDRESS

Leann Michelle Mattson

14114 Stateline Road
Merrill, Oregon 97633

Kim Mattson

14114 Stateline Road
Merrill, Oregon 97633

Tenant or Party in Possession

14108 Stateline Road
Merrill, Oregon 97633

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by.....

Neal G. Buchanan

....., attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on April 30, 1993. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Neal G. Buchanan
NEAL G. BUCHANAN

Subscribed and sworn to before me this 30th day of April, 1993.

(SEAL)



OFFICIAL SEAL
MARSHA COBINE
NOTARY PUBLIC - OREGON
COMMISSION NO. 010787
MY COMMISSION EXPIRES NOV. 07, 1995

Marsha Cobine
Notary Public for Oregon. My commission expires 11-7-93

* More than one party is named in the notice of sale, the parties are numerous or when the mailing is done on more than one date.

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

RE: Trust Deed from
Leann Michelle Mattson

Grantor

Mountain Title Company of Klamath
County
(Neal G. Buchanan as successor)
Trustee

AFTER RECORDING RETURN TO

Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19..... at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

22102

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT
AND PROOF OF SERVICE

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:
STATE OF OREGON } ss.

County of Klamath

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3), upon the occupant of the property described in said Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in said trust deed, are as follows:

NAME OF PERSON TO BE SERVED
(If unknown, so state)

PROPERTY ADDRESS

Tenant or Party in Possession

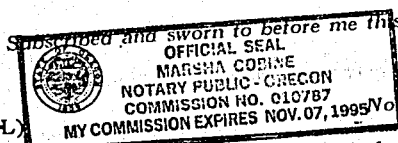
14108 Stateline Road
Merrill, Oregon 97633

If the occupant is indicated as "unknown", or if you find the property at said address to be occupied by other than the person named, then you are instructed to serve the person or persons whom you find to be occupying said property.

Service should be made by May 10, 1993, 19 , which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, persist in making service until it has been accomplished.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Neal G. Buchanan
NEAL G. BUCHANAN (Attorney for) Trustee



Subscribed and sworn to before me this 30th day of April, 1993.
Marsha Cobine
Notary Public for Oregon. My commission expires: 11-7-95

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF
SERVICE UPON OCCUPANT OF TRUSTEE'S
NOTICE OF SALE
(120-Day Notice per ORS 86.750(1))

RE: Trust Deed from
Leann Michelle Mattson

Grantor

TO
Mountain Title Company of
Klamath County
(Neal G. Buchanan as Successor Trustee)

AFTER RECORDING RETURN TO

Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of
I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME TITLE Deputy
By

STATE OF Oregon

PROOF OF SERVICE

22103

County of Klamath

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

Upon Alicia Ayala Personal Service Upon Individual(s)
at 14108 Stateline Ad mers III Oregon 97633, by delivering such true copy to him/her, personally and in person,
Upon 5-1, 1993, at 2:20 o'clock P.M.
at _____, by delivering such true copy to him/her, personally and in person,
_____, 19_____, at _____ o'clock ____M.

Upon _____ Substituted Service Upon Individual(s)
or usual place of abode, to-wit: _____, by delivering such true copy at his/her dwelling house
to _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19_____, at _____ o'clock ____M.
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19_____, at _____ o'clock ____M.

Upon _____ Office Service Upon Individual(s)
business at _____, at the office which he/she maintains for the conduct of
by leaving such true copy with _____, the person who
is apparently in charge, on _____, 19_____, during normal working hours, at to-wit: _____ o'clock, ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name
Upon _____ (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)
(a) delivering such true copy, personally and in person, to _____, by
* _____ thereof; OR who is a/the
(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the *
* Specify registered agent, officer (by title), director, general partner, managing agent.
at _____, on _____, 19_____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

For my L. Driff

Subscribed and sworn to before me this 14th day of May, 1993



OFFICIAL SEAL
MARSHA COBINE
NOTARY PUBLIC - OREGON
COMMISSION NO. 010787
MY COMMISSION EXPIRES NOV. 07, 1995

(SEAL)

Notary Public for Oregon
My commission expires 11-7-95

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

22104

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT
AND PROOF OF SERVICE

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON

County of Klamath } ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3), upon the occupant of the property described in said Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in said trust deed, are as follows:

NAME OF PERSON TO BE SERVED
(If unknown, so state)

PROPERTY ADDRESS

Leann Michelle Mattson

14114 Stateline Road
Merrill, Oregon 97633

If the occupant is indicated as "unknown", or if you find the property at said address to be occupied by other than the person named, then you are instructed to serve the person or persons whom you find to be occupying said property.

Service should be made by May 10, 1993, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, persist in making service until it has been accomplished.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

NEAL G. BUCHANAN

(Attorney for) Trustee

Subscribed and sworn to before me this 30th day of April, 1993.OFFICIAL SEAL
MARSHIA COBINE
NOTARY PUBLIC - OREGON
COMMISSION NO. 010787
MY COMMISSION EXPIRES NOV. 07, 1993

(SEAL)

Notary Public for Oregon. My commission expires: 11-7-95

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF
SERVICE UPON OCCUPANT OF TRUSTEE'S
NOTICE OF SALE

(120-Day Notice per ORS 86.750(1))

RE: Trust Deed from
Leann Michelle Mattson

Grantor

TO

Mountain Title Company of
Klamath County
(Neal G. Buchanan as succ Trustee)

AFTER RECORDING RETURN TO

Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

STATE OF Oregon

PROOF OF SERVICE

County of Klamath) ss.

22105

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon Leann M Mattson
at 14119 Stateline Rd Merrill OR 97632, by delivering such true copy to him/her, personally and in person,
Upon 5-1, 1993, at 2:35 o'clock P.M.
at _____, by delivering such true copy to him/her, personally and in person,
on _____, 19____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)

Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____,
to _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____,
to _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of
business at _____, the person who
by leaving such true copy with _____, is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock, ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____ (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)
(a) delivering such true copy, personally and in person, to _____, by
* _____ thereof; OR
(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the * _____ thereof;
* Specify registered agent, officer (by title), director, general partner, managing agent.
at _____, on _____, 19____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HERewith.

Marsha Cobine

Subscribed and sworn to before me this 4th day of May, 1993.



OFFICIAL SEAL
MARSHA COBINE
NOTARY PUBLIC - OREGON
COMMISSION NO. 019787
MY COMMISSION EXPIRES NOV. 07, 1995

(SEAL)

Marsha Cobine
Notary Public for Oregon
My commission expires 11-7-95

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

22106

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT
AND PROOF OF SERVICETRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:
STATE OF OREGONCounty of Klamath

ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3), upon the occupant of the property described in said Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in said trust deed, are as follows:

NAME OF PERSON TO BE SERVED
(If unknown, so state)

PROPERTY ADDRESS

Kim Mattson

14114 Stateline Road
Merrill, Oregon 97633

If the occupant is indicated as "unknown", or if you find the property at said address to be occupied by other than the person named, then you are instructed to serve the person or persons whom you find to be occupying said property.

Service should be made by May 10, 1993, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, persist in making service until it has been accomplished.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

NEAL G. BUCHANAN (Attorney for) Trustee

Subscribed and sworn to before me this 30th day of April, 1993.

(SEAL)

OFFICIAL SEAL
MARSHA COSINE
NOTARY PUBLIC - OREGON
COMMISSION NO. 010787
MY COMMISSION EXPIRES NOV 07, 1995Notary Public for Oregon. My commission expires: 11-7-95

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF
SERVICE UPON OCCUPANT OF TRUSTEE'S
NOTICE OF SALE

(120-Day Notice per ORS 86.750(1))

RE: Trust Deed from

Leann Michelle Mattson

Grantor

TO

Mountain Title Company of

Klamath County

(Neal G. Buchanan as succ. Trustee)

AFTER RECORDING RETURN TO

Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

STATE OF Oregon

PROOF OF SERVICE

22107

County of Klamath ss.

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, 19____, at _____ o'clock ____ M.
Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, 19____, at _____ o'clock ____ M.

Substituted Service Upon Individual(s)

Upon Kim Mattson, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: 14114 State Line Rd Merrill Or 97633
to Leann Michelle Mattson, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____ M.
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____ M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of
business at _____, by leaving such true copy with _____, the person who
is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock, ____ M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____ (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.), by
(a) delivering such true copy, personally and in person, to _____, who is a/the
* _____ thereof; OR
(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the * _____ thereof;
* Specify registered agent, officer (by title), director, general partner, managing agent.
at _____, on _____, 19____, at _____ o'clock ____ M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

Subscribed and sworn to before me this 4th day of May, 1993.



OFFICIAL SEAL
MARSHA COSINE
NOTARY PUBLIC - OREGON
COMMISSION NO. 010737
MY COMMISSION EXPIRES NOV. 07, 1995

(SEAL)

Marsha Cosine
Notary Public for Oregon
My commission expires 11-7-95

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

Affidavit of Publication

22108

STATE OF OREGON,
COUNTY OF KLAMATH

I, Sarah Parsons, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the _____

LEGAL #5601

TRUSTEE'S NOTICE OF SALE

a printed copy of which is hereto
annexed, was published in the entire
issue of said newspaper for _____

FOUR

(4 insertions) in the following issues:

JULY 2, 9, 16, 23, 1993

Total Cost: \$832.00

Sarah L. Parsons

Subscribed and sworn to before me this _____ day of _____, 1993

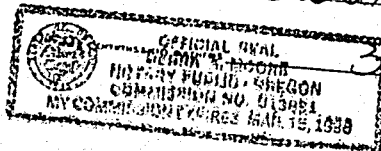
23RD

day of

JULY

Debra A. Moore

Notary Public of Oregon



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain
trust deed made by LEANN
MICHELLE MATTSON, as grantor,
to MOUNTAIN TITLE COMPANY
OF KLAMATH COUNTY, as trustee,
in favor of KIMBERLY K.
CANFIELD, as beneficiary, dated
April 22, 1991, recorded April 23,
1991, in the mortgage records of
Klamath County, Oregon, in volume
No. M91 at page 7378, or as instrument
No. 28458 covering the following
described real property situated
in said county and state, to wit:

PARCEL 1:

Commencing at a point on the
South line of Lot 4, Section 14,
Township 41 South, Range 10 East
of the Willamette Meridian, Klamath
County, Oregon, and which lies
West a distance of 104.3 feet
from the Southeast corner of said
Lot 4, extending thence West along
the South line of said Lot 4 a distance
of 104.3 feet; thence North at right
angles a distance of 208.6 feet;
thence East and parallel to the
said South line of said Lot 4, a
distance of 104.3 feet; thence South
a distance of 208.6 feet; more or
less, to the point of beginning.

PARCEL 2:

The North half of the following described
real property:

Commencing at a point on the
South line of Lot 4, Section 14,
Township 41 South, Range 10 East
of the Willamette Meridian, Klamath
County, Oregon, which point is
a distance of 208.6 feet West
from the Southeast corner of said
Lot 4; thence West along the South
line of said Lot 4 a distance of 208.6
feet; thence North at right angles
a distance of 208.6 feet; thence
East and parallel to the said South
line of said Lot 4 a distance of 208.6
feet; thence South a distance of
208.6 feet; more or less, to the
point of beginning.

The above described property
being in section 14, Township 41
South, Range 10 East of the Willamette
Meridian.

PARCEL 3:

The following described real property
in Klamath County, Oregon:
The South half of the following described
property:

A portion of Lot 4, Section 14,
Township 41 South, Range 10 East
of the Willamette Meridian, Klamath
County, Oregon, described as follows:

Beginning at a point on the South
line of said Lot 4, Section 14, which
lies West 208.6 feet from the Southeast
corner of said Lot; thence
West along the South line of said
Lot 208.6 feet; thence North at
right angles 208.6 feet; thence East
and parallel to said South line of
said Lot 4, 208.6 feet; thence South
208.6 feet, more or less, to the
point of beginning.

TOGETHER WITH a 1973 Champion
Mobile Home, license #X87474,
which is firmly affixed to the above
described real property.

***By Appointment of Successor
Trustee dated January 27, 1993 and
recorded in Vol. M93, page 2236,
Neal G. Buchanan, attorney at law,
was appointed Successor Trustee.

Both the beneficiary and the
trustee have elected to sell the
said real property to satisfy the obligations
secured by said trust deed
and a notice of default has been
recorded pursuant to Oregon Revised
Statutes 86.735(3); the default
for which the foreclosure is
made is grantor's failure to pay
when due the following sums:

monthly payment in the amount of
\$200.00 due the 20th day of January,
1993, with a like payment due the
20th day of each and every month
thereafter; and failure to pay real
property taxes when due; and failure
to maintain the first encumbrance
on the real property (Trust Deed
recorded Vol. M88, page 19185) in
accordance with paragraph 5 of the
Trust Deed.

By reason of said default the
beneficiary has declared all sums
owing on the obligation secured by
said trust deed immediately due
and payable said sums being the
following, to-wit: 1) principal balance
in the sum of \$14,337.35, together
with interest on said sum at the
rate of 8% per annum from March 3,
1993 until paid; and 2) real property
taxes for the tax years and in the
amounts as follows:

continued on reverse

cc: client 8-2-93

R102132, 1991-92, \$427.41 plus interest, 1992-93, \$366.48 plus interest

R102141, 1991-92, \$21.91 plus interest, 1992-93, \$18.78 plus interest

M39078, 1991-92, \$146.19 plus interest, 1992-93, \$125.35 plus interest

Warrant fee, \$15.00

3) all costs and expenses actually incurred in enforcing the obligation of the Trust Deed, together with trustee's and attorney's fees pursuant paragraph 13 of the Trust Deed, together with such additional sums as are necessary to be paid to maintain the first Trust Deed in force, as provided by paragraph 5 of the Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 7, 1993, at the hour of 1:30 o'clock P.M., in accord with the standard of time established by ORS 187.110, at 601 Main Street, Suite 215 (First Interstate Bank Building) in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED APRIL 30, 1993

NEAL G. BUCHANAN

Successor Trustee

#5401 July 2, 9, 16, 23, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 31st day of Aug. A.D., 19 93 at 2:09 o'clock P M., and duly recorded in Vol. M93 of Mortgages on Page 22098.

FEE \$65.00

Evelyn Biehn - County Clerk

By Evelyn Biehn